

**STARTING ASKING
RATES OF \$5 PSF!**

FOR LEASE

EMPIRE BUILDING

**10080 JASPER AVENUE
EDMONTON, AB**

- » CHARACTER BUILDING
- » ECONOMICAL RATES

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NAI COMMERCIAL REAL ESTATE INC.

4601 99 Street NW
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PROPERTY HIGHLIGHTS

-  Located in the downtown core, surrounded by cafes, restaurants and other amenities
-  Flexible unit sizes to accommodate various tenant requirements
-  Full floor opportunity
-  Built out space available for immediate occupancy
-  Multiple parking options available nearby
-  Direct access to LRT, major bus routes, and pedway
-  River valley views
-  Empire has welcomed nine new tenants since 2024
-  Building signage and naming rights available - call agent for details



ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Lot 21, Block , Plan F
AREAS AVAILABLE	Multiple suites from 550 sq.ft. to 10,257 sq.ft. See enclosed floor plans.
ZONING	Core Commercial Arts Zone (CCA)
TENANT IMPROVEMENT ALLOWANCE	Negotiable Respective to net rental rate
PARKING	Underground and covered parking available nearby
TERM	Flexible term lengths
BUILDING HOURS	7:30 am to 5:30 pm
OTHER	Intercom available
NET RENTAL RATE	Starting at \$5.00/sq.ft./annum
ADDITIONAL RENT	\$15.31/sq.ft./annum (2026 estimate) includes property taxes, building insurance, common area maintenance, management fees, utilities (gas, water and power) and janitorial.



LOBBY



SUITE 1000 - 4,236 SF



COMMON AREA BOARDROOM

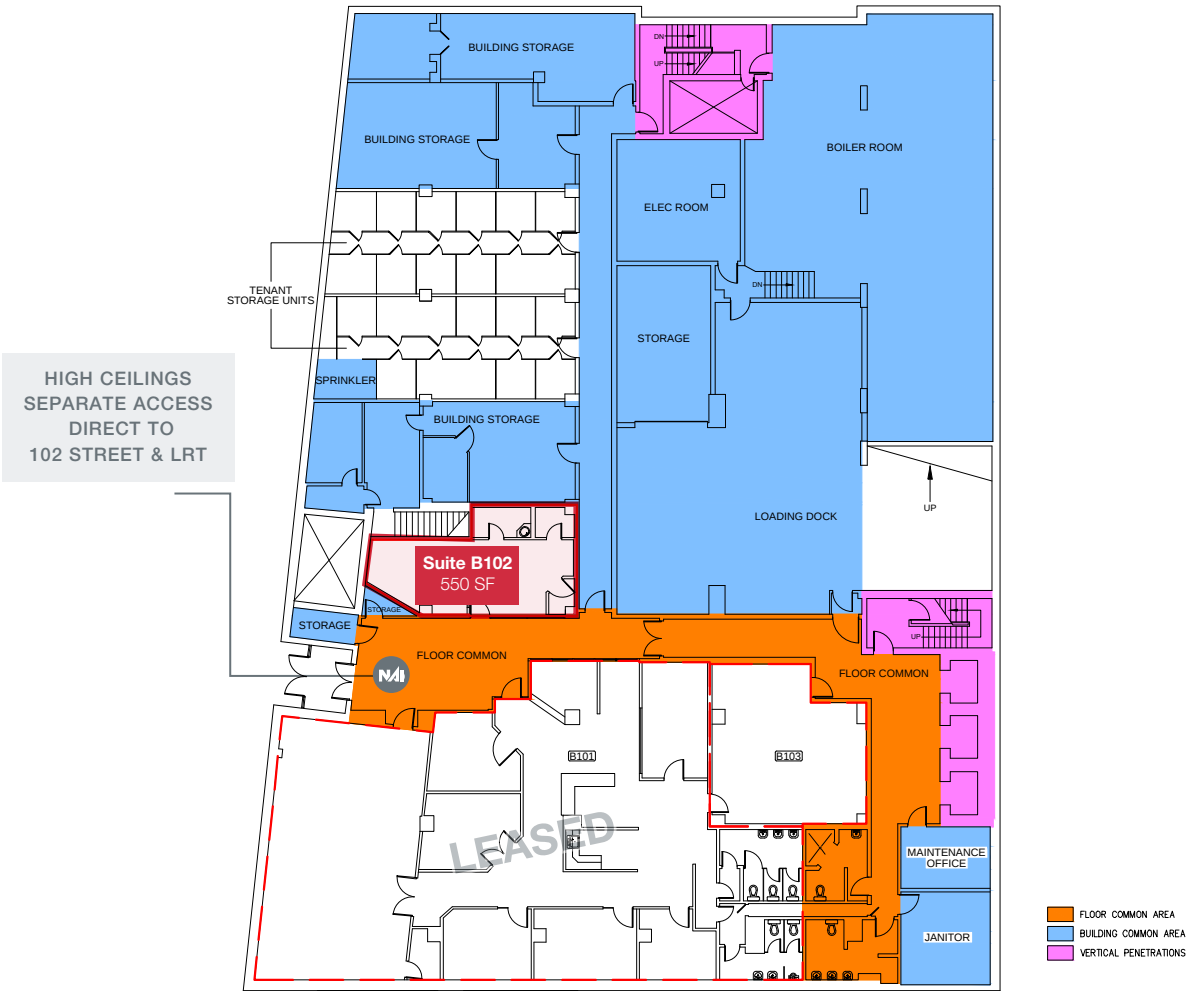


SUITE 200 - 5,542 SF

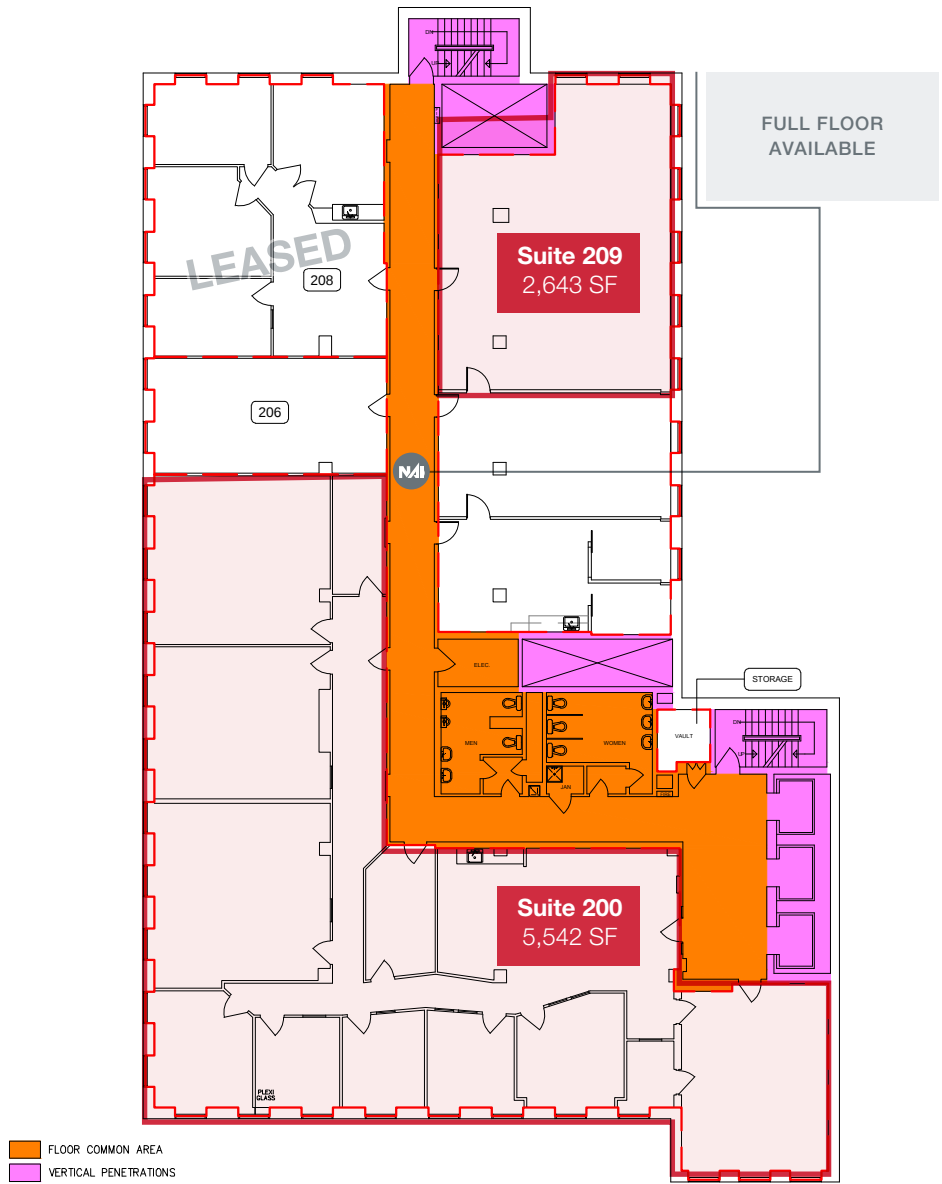


SUITE 1000 - 4,236 SF

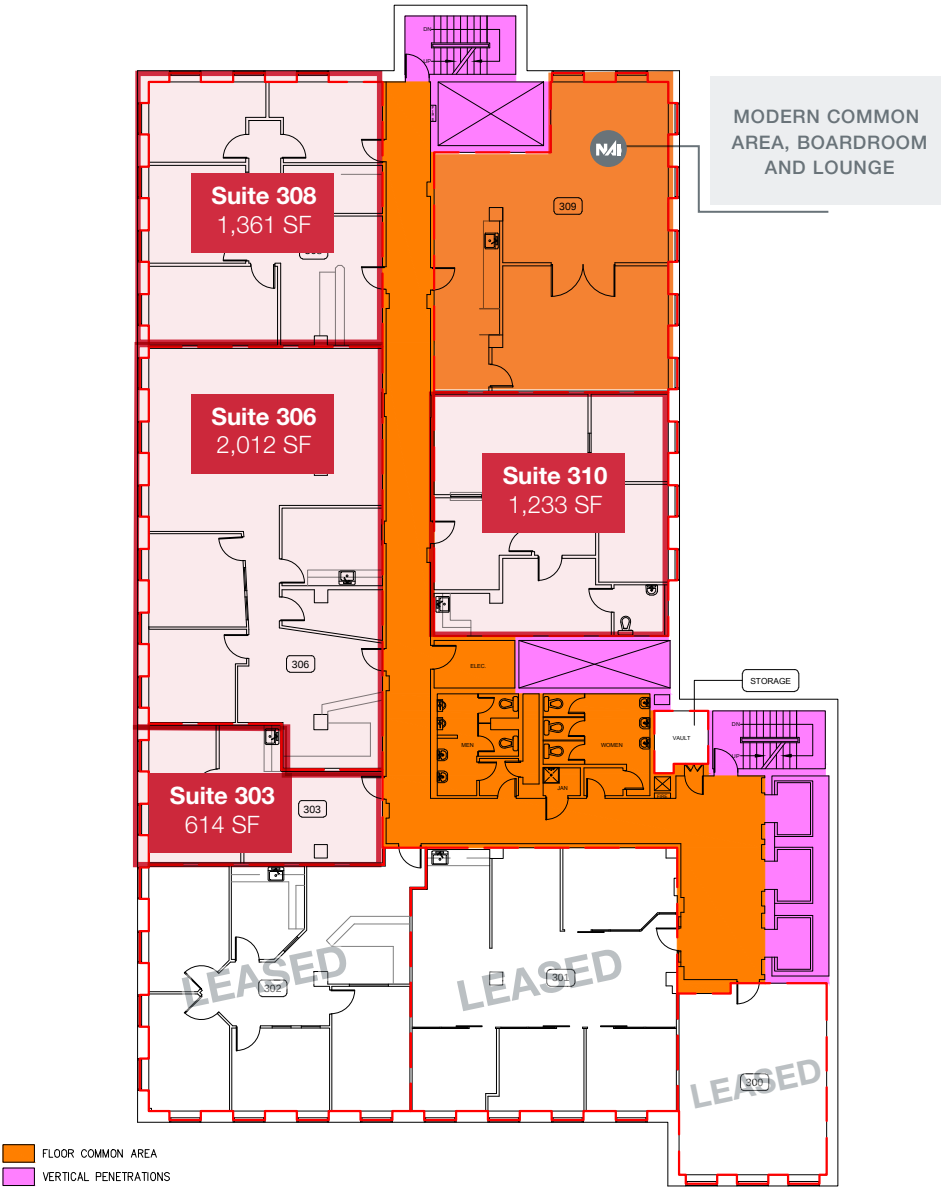
LOWER LEVEL



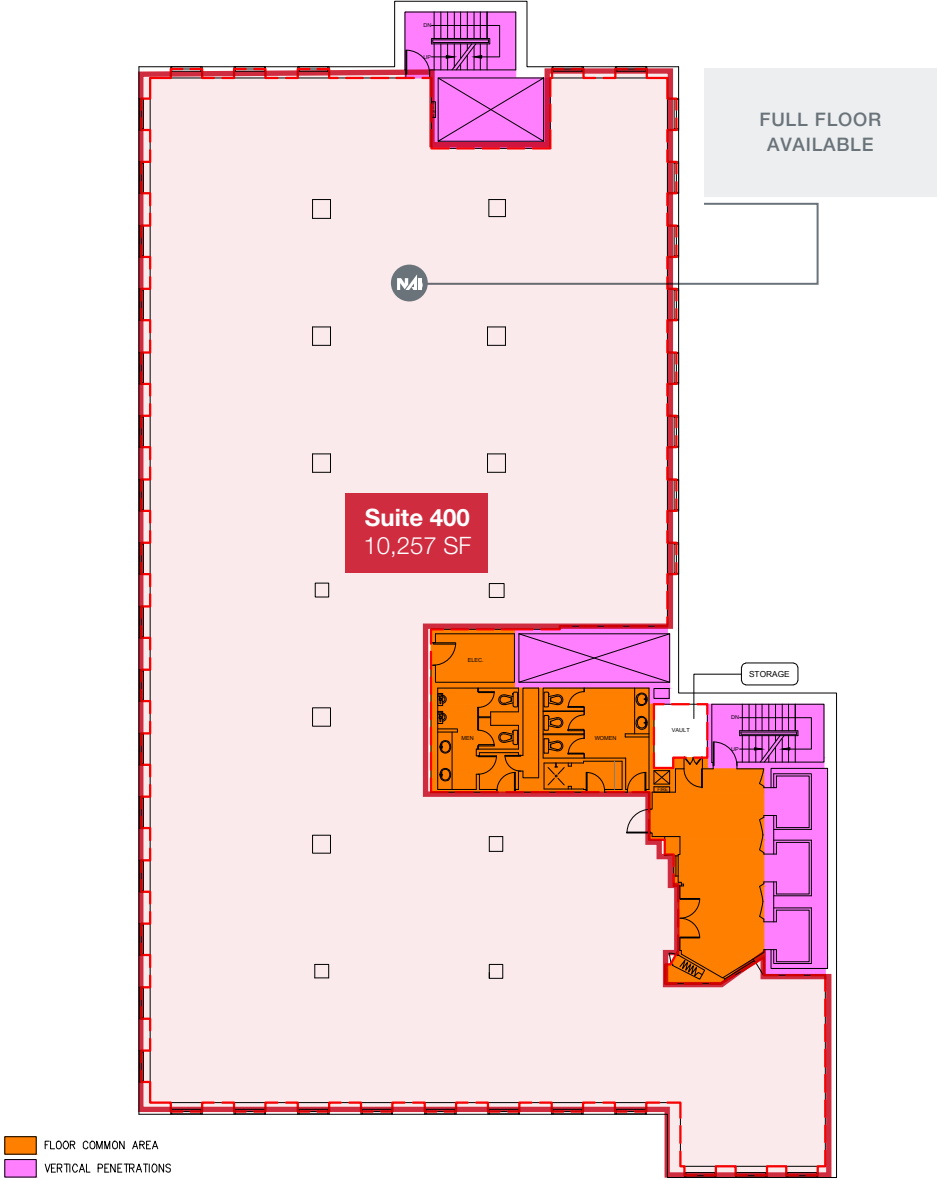
2ND FLOOR



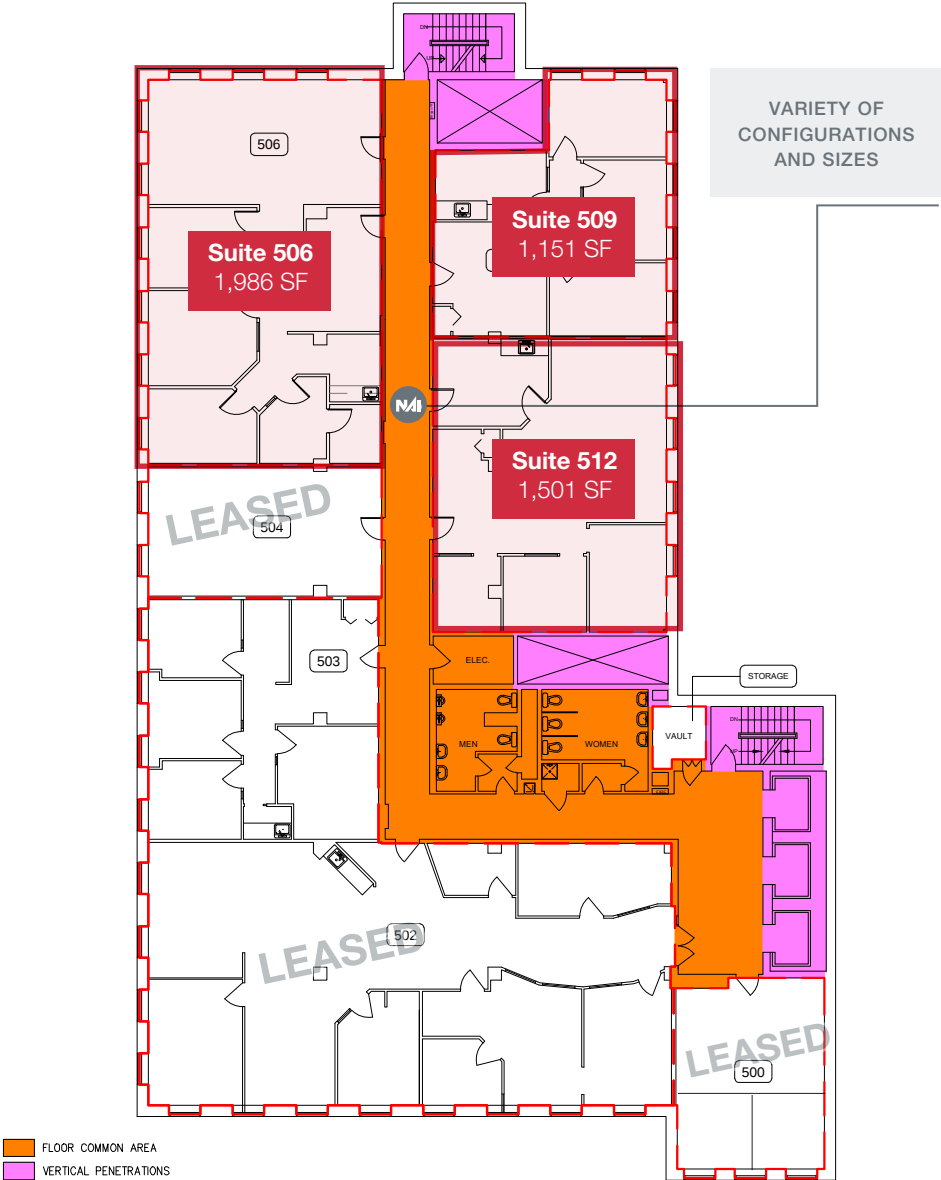
3RD FLOOR



4TH FLOOR



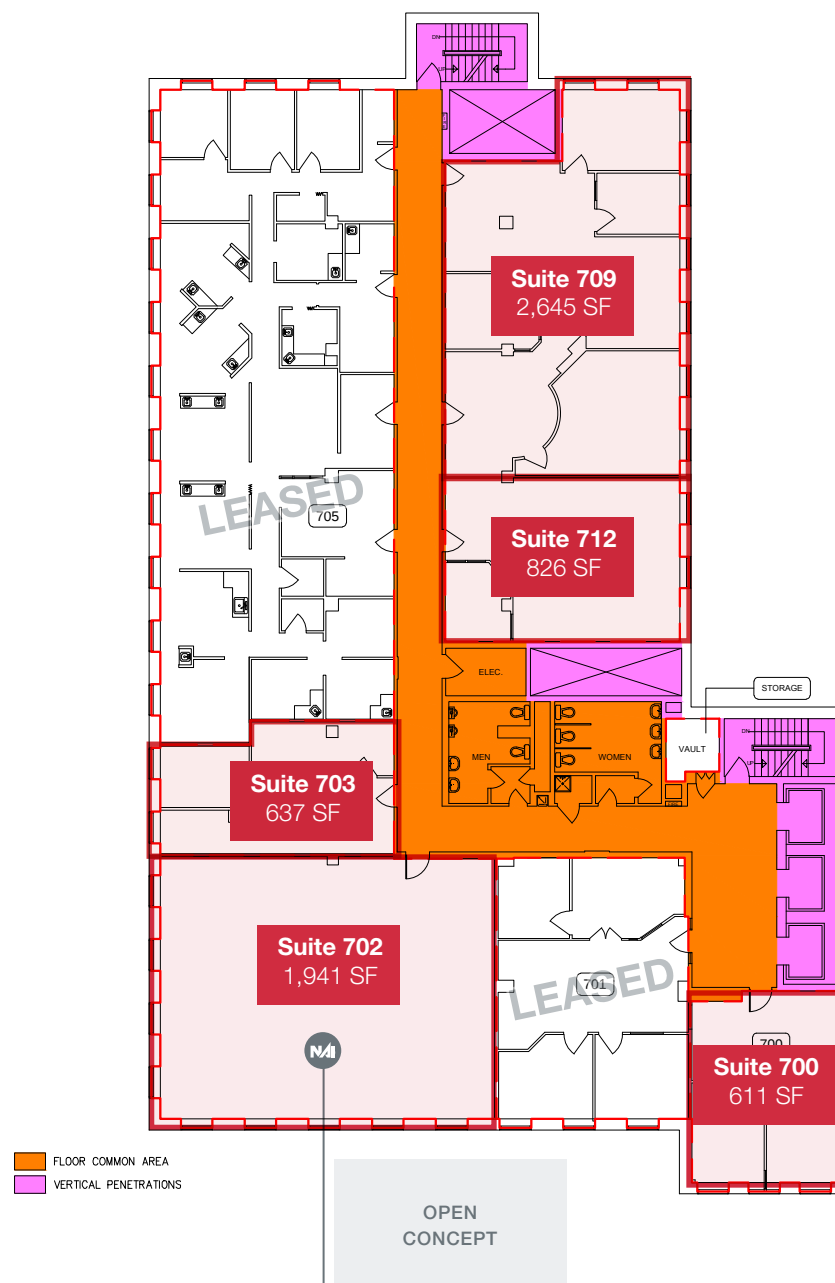
5TH FLOOR



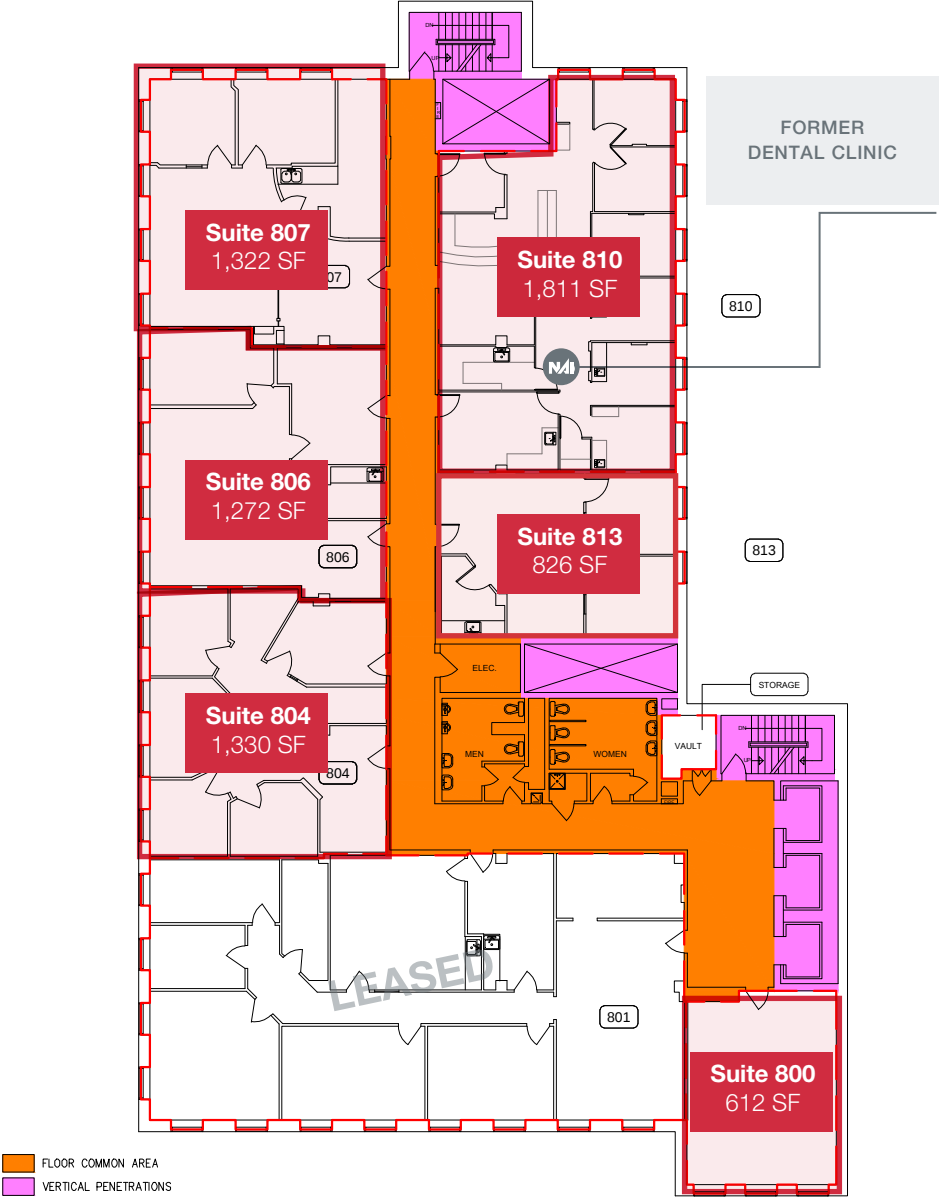
6TH FLOOR



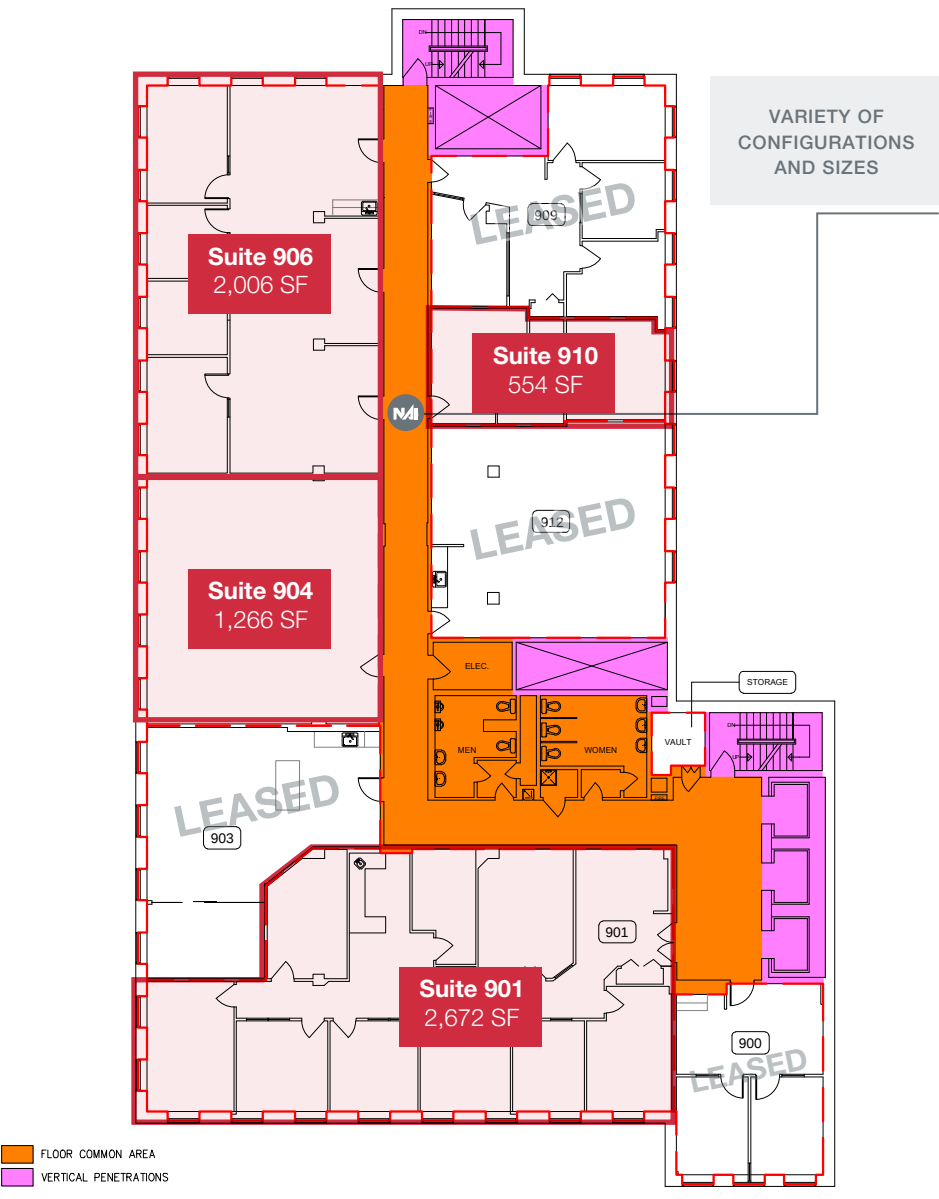
7TH FLOOR



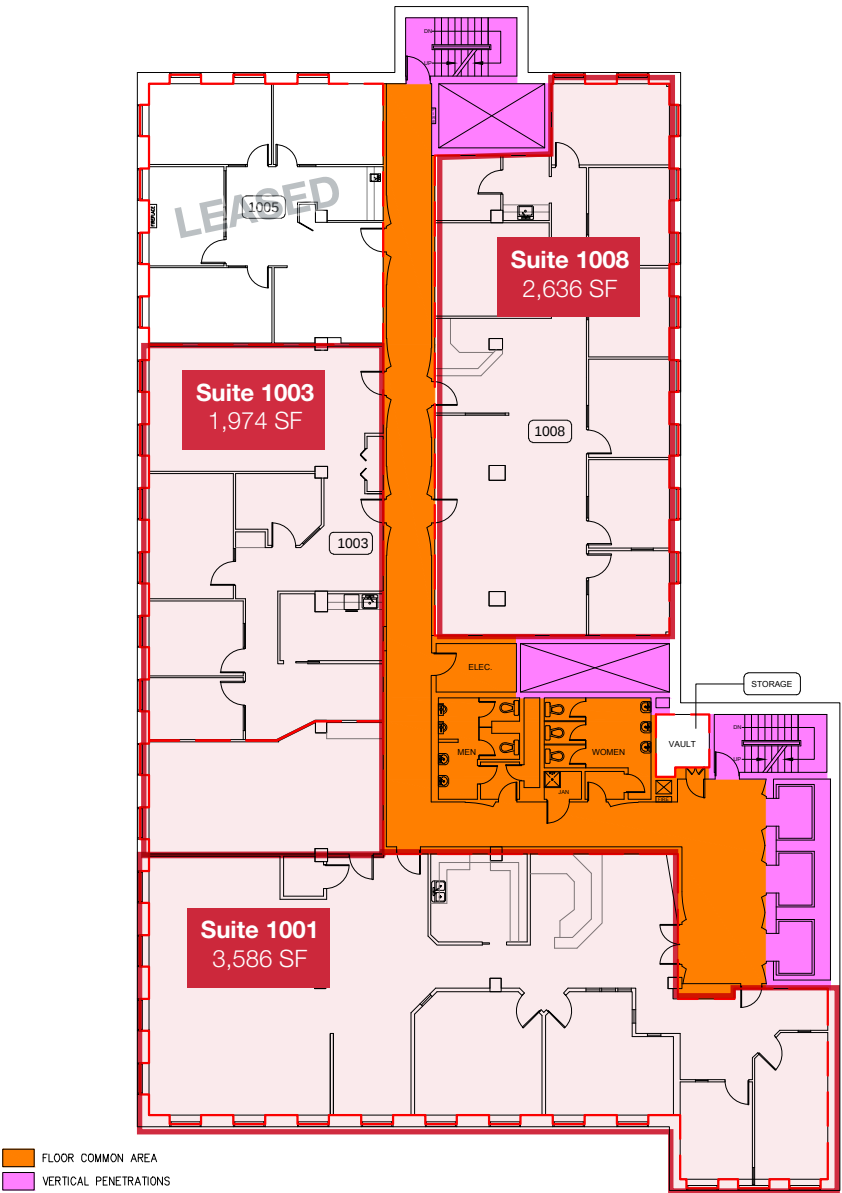
8TH FLOOR



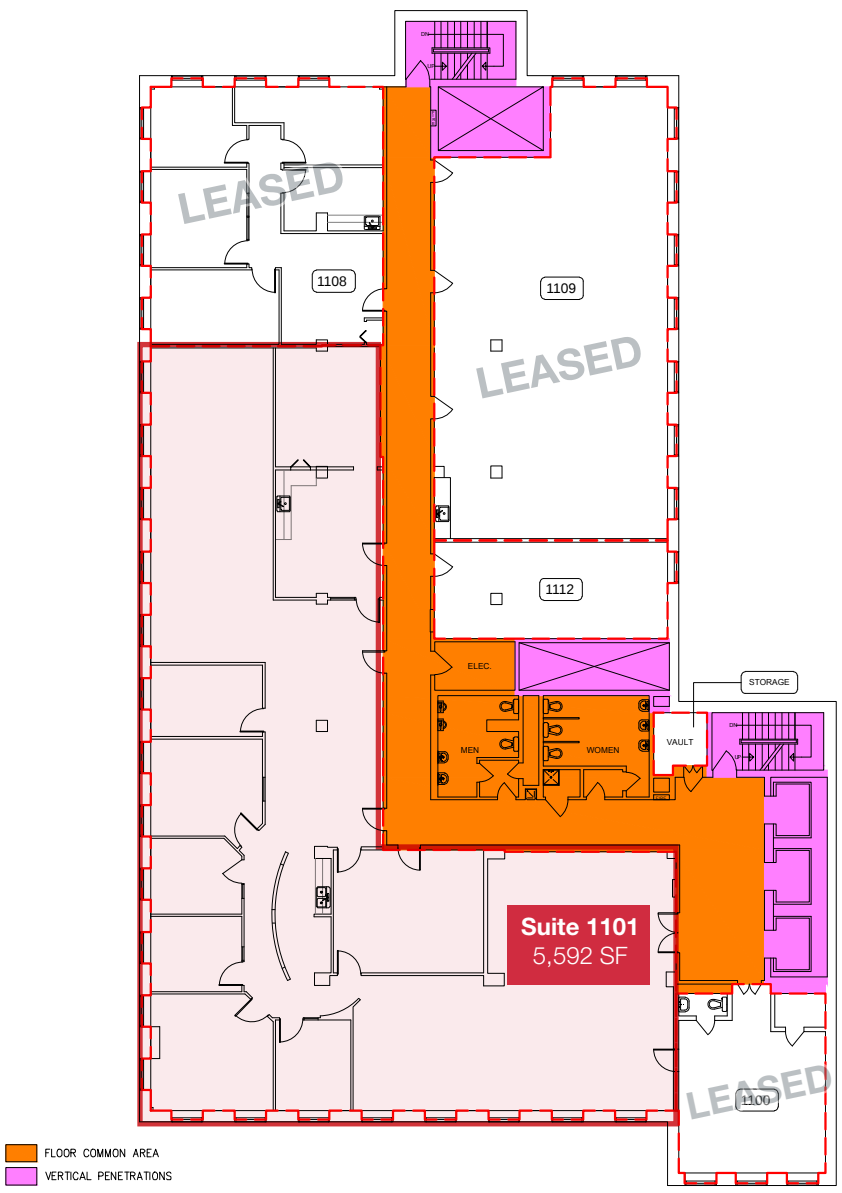
9TH FLOOR



10TH FLOOR



11TH FLOOR



AVAILABILITIES

SUITE	SIZE		SUITE	SIZE	
200	5,542 SF		712	826 SF	
209	2,643 SF		800	612 SF	
303	614 SF	CONTIGUOUS 3,987 SF±	804	1,330 SF	CONTIGUOUS 3,924 SF±
306	2,012 SF		806	1,272 SF	
308	1,361 SF		807	1,322 SF	
310	1,233 SF		810	1,811 SF	CONTIGUOUS 2,637 SF±
400	10,257 SF		813	826 SF	
506	1,986 SF		901	2,672 SF	
509	1,151 SF	CONTIGUOUS 2,652 SF±	904	1,266 SF	CONTIGUOUS 3,272 SF±
512	1,501 SF		906	2,006 SF	
601	4,265 SF	CONTIGUOUS 6,940 SF±	910	554 SF	
605	2,675 SF		1001	3,586 SF	CONTIGUOUS 5,560 SF±
700	611 SF		1003	1,974 SF	
702	1,941 SF	CONTIGUOUS 2,578 SF±	1008	2,636 SF	
703	637 SF		1101	5,592 SF	
709	2,645 SF				

The logo features the letters 'NAI' in a bold, white, sans-serif font, followed by the word 'Commercial' in a similar but slightly lighter font. The background is a dark, low-angle photograph of a city street with several tall office buildings. The central building has 'EMPIRE' written vertically on its side. The sky is overcast and grey.

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